



CITY OF ONTARIO  
**ZONING ADMINISTRATOR**  
AGENDA

March 16, 2015

Ontario City Council Chambers, 2:00 P.M.  
303 East "B" Street, Ontario

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All documents for public review are on file with the Planning Department located at  
City Hall, 303 East "B" St., Ontario, CA 91764

**PUBLIC HEARINGS**

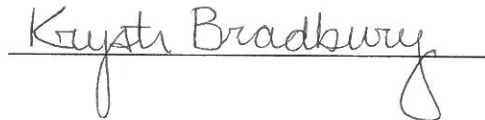
- A. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP15-002:** A Conditional Use Permit (File No. PCUP15-002) modification to File No. PCUP09-032 to establish revised conditions of approval for alcoholic beverage sales and live entertainment in conjunction with Hamburger Mary's Bar and Grill, located at 3550 East Porsche Way, within the Urban Commercial Land Use designation of the Ontario Center Specific Plan. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities).  
**Submitted by: Hamburger Mary's Bar and Grille.** (APN: 0210-211-37).  
Project Planner: John Earle Hildebrand III  
Project Engineer: Arij Baddour
- B. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP15-003:** A Conditional Use Permit (File No. PCUP15-003) modification to File No. PCUP05-030 to establish revised conditions of approval for alcoholic beverage sales and live entertainment in conjunction with El Torito Restaurant, located at 3680 East Inland Empire Boulevard, within the Urban Commercial Land Use designation of the Ontario Center Specific Plan. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities).  
**Submitted by: RM El Torito, LLC.** (APN: 0210-211-48).  
Project Planner: John Earle Hildebrand III  
Project Engineer: Arij Baddour

- C. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE No. PCUP15-001:** A Conditional Use Permit request to establish an online vocational school within an existing 4,992 square foot tenant space, in the Ontario Business Center located at 601 South Milliken Avenue, Unit A, within the Light Industrial land use designation of the California Commerce Center Specific Plan. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Class 1-Existing Facilities). (APN: 0238-193-13) **Submitted By: Consolidated Consulting**  
Project Planner: Daniel Villa  
Project Engineer: Arij Baddour

If you wish to appeal a decision of the Zoning Administrator, you must do so within ten (10) days of the Zoning Administrator action. Please contact the Planning Department for information regarding the appeal process.

If you challenge any action of the Zoning Administrator in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

I, Krystn Bradbury, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before March 13, 2015, at least 72 hours prior to the meeting per Government Code Section 54964.1 at 303 East "B" Street, Ontario.

A handwritten signature in cursive script that reads "Krystn Bradbury". The signature is written in black ink and is positioned above a horizontal line.